



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5/05/2005

Project No.: _____ - PA - _____

Coordinator: BILL V

Case No.: _____ - _____ - _____

Project Name: CSP LOBBY RENOVATION

Project Location: 2901 N. 78TH ST

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-O Proposed Zoning: C-O NO CHANGE

Number of Buildings: ONE Parcel Size: 49909 SQ FT 1.145 AC

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: 32 SPACES Parking Provided: 38 SPACES

Setbacks: N - 180 S - 30' E - 30' W - 35

BACKGROUND: EXISTING MULTI-TENANT 2-STORY BUILDING BUILT IN 1986 HAS EXPOSED RESTROOMS, STAIRS AND ELEVATOR AND FADED PAINT.

PROPOSAL: NEW OWNER WILL OCCUPY ENTIRE BUILDING. IMPROVEMENTS INCLUDE:

- 1.) NEW 1ST FLOOR LOBBY (340 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY & RESTROOMS. NEW 8'-0" HIGH STOREFRONT W/ DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW LOBBY.
- 2.) EXISTING OPEN STAIRS WILL BE ENCLOSED WITH FRAME WALLS AND STUCCO TO MATCH BUILDING. ONE WINDOW (NORTH FACING) WILL PROVIDE NATURAL LIGHT AT STAIRS. LIGHTING IS INTERNAL.
- 3.) NEW 2ND FLOOR RECEPTION (525 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY AND RESTROOMS. NEW 8'-0" HIGH STOREFRONT W/ DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW RECEPTION AREA WHICH IS COVERED BY AN EXISTING SOFFIT.
- 4.) ALL EXISTING CLOTH AWNINGS WILL BE REPLACED AND THE ENTIRE BUILDING REPAINTED A DARKER, RICHER EARTHTONE.
- 5.) EXISTING TRASH ENCLOSURE AND OTHER SITE WALLS WILL BE PAINTED TO MATCH BUILDING. NEW GATES SHALL BE INSTALLED PER CoS DETAIL AT EXISTING TRASH ENCLOSURE.

OTHER: **LANDSCAPING:** THE SITE HAS LUSH, MATURE LANDSCAPING (NO CHANGES)
ON-SITE PARKING: THE PARKING LOT HAS A RECENT ASPHALT TOPCOAT AT THE EXISTING 38 SPACES INCLUDING 1- HC SPACE. 32 STANDARD SPACES ARE REQUIRED INCLUDING 2 HC SPACES. ACCORDINGLY 2 EXISTING SPACES ARE CONVERTED INTO ONE ADDITIONAL HC SPACE, RESULTING IN 2- HC ACCESSIBLE AND 35 STANDARD SPACES. SURPLUS PARKING IS 5 CARS.

NO NEW LIGHTS PROPOSED

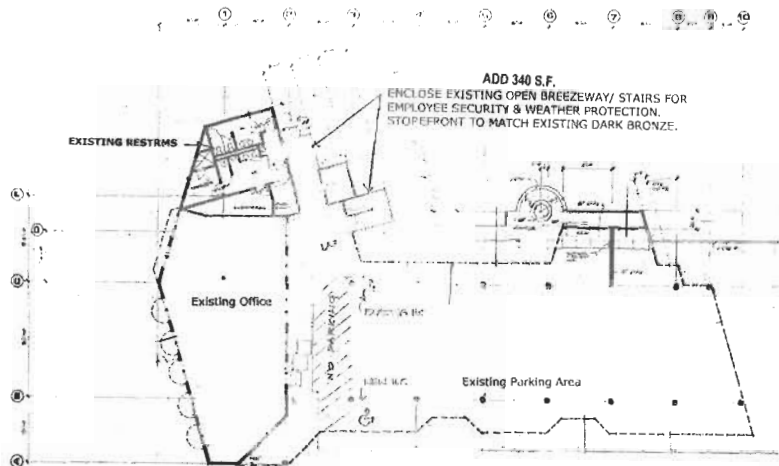
Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85254 • Phone: 480-312-7000 • Fax: 480-312-7088

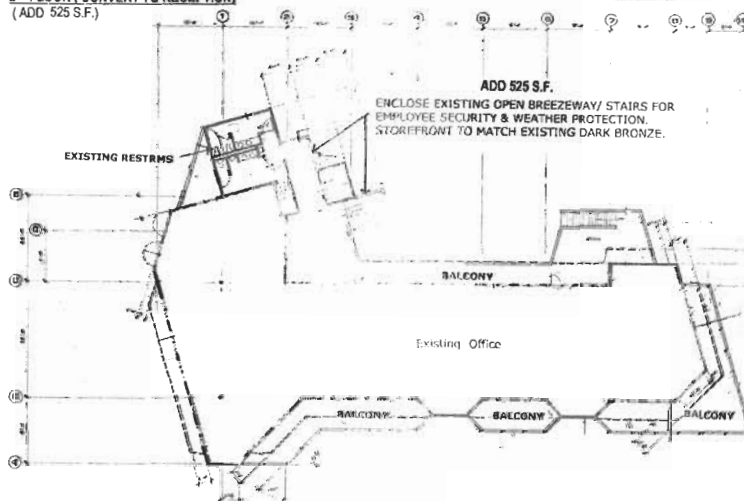
55-DR-1986#2

5/12/2005

Revision Date: 15-May-04



2ND FLOOR (CONVERT TO RECEPTION)
(ADD 525 S.F.)



55-DR-1986#2
5/12/2005

FIRST FLOOR PLAN

1" = 16'-0"

55-DR-86

SIGNAGE:

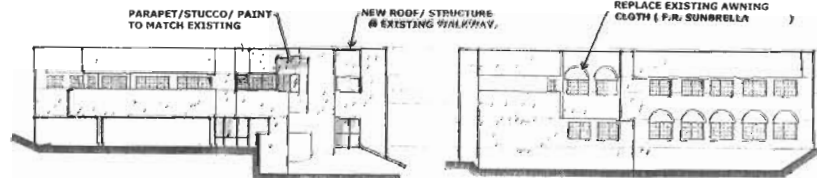
1) ANY SIGNS REQUIRE SEPARATE PERMIT AND APPROVAL.

MECHANICAL AND COMMUNICATION EQUIPMENT:

- 1) ROOF MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED A MINIMUM OF 1'-6" HIGHER THAN THE TALLEST UNIT BY USE OF EXISTING PARAPET OR ADDITIONAL SCREEN WALL. (NO EQUIPMENT REQUESTED)
- 2) GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED A MINIMUM OF 4'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT BY A SCREEN WALL TO MATCH BUILDING (NO ADDITIONAL EQUIPMENT)
- 3) ALL PARAPET AND SCREEN WALLS TO MATCH ARCHITECTURAL FINISH AND COLOR OF BUILDING. (NONE REQUESTED)

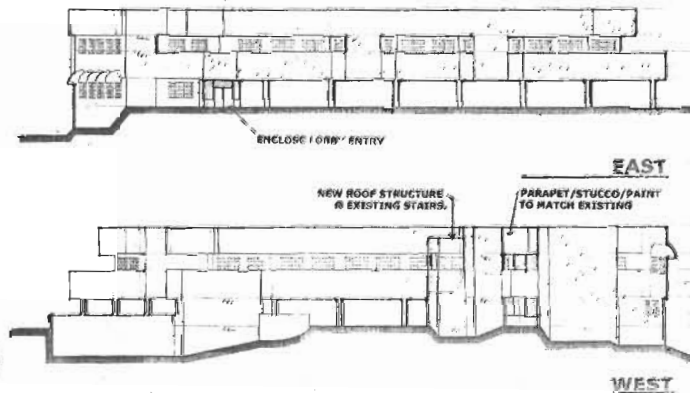
SITE PLAN

(EXISTING OPEN BREEZEWAY)



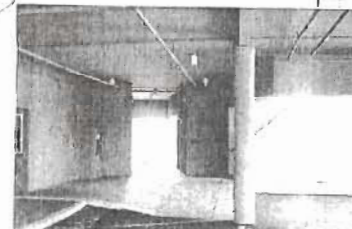
NORTH

SOUTH



EAST

WEST



1ST FLOOR (CONVERT TO LOBBY)

(ADD 340 S.F.)



OTHER: LANDSCAPING: THE SITE HAS LUSH, MATURE LANDSCAPING (NO CHANGES) ON-SITE PARKING: THE PARKING LOT HAS A RECENT ASPHALT TOPCOAT AT THE EXISTING 28 SPACES INCLUDING 1-HC SPACE.

PROPOSED ADDITION	221 N. 7TH STREET
ZONING EXISTING	0-0 NO CHANGE
OCCUPANCE EXISTING	0-2 COMMERCIAL OFFICE
AUTOMATIC FIRE ALARMS	EXISTING A.F.S. IN OPERATION
CROSS LOT AREA	42,770 S.F.
NET LOT AREA	42,770 S.F.
C.A.R. PERMITTED #/AC	20/AC
EXISTING GROUND FLOOR	30,000 S.F. (BUILT 1981)
NEW FLOOR (LOBBY)	340 S.F. @ 1ST FLOOR
EXISTING NEW AREA	340 S.F.
EXISTING AND NEW AREA	34,340 S.F.

EXISTING BUILDING VOLUME	111,000 S.F.
EXISTING BUILDING HEIGHT	27'-0" (16' CHANGE)
EXISTING BUILDING VOLUME	2,997,000 S.F.
EXISTING BUILDING VOLUME	2,997,000 S.F.
EXISTING BUILDING VOLUME	2,997,000 S.F.

SECTIONS	ORIENTATION	STREET	BACKTRACK	RED	ACTUAL
WEST	WEST	WEST	WEST	WEST	WEST
EAST	EAST	EAST	EAST	EAST	EAST
NORTH	NORTH	NORTH	NORTH	NORTH	NORTH
SOUTH	SOUTH	SOUTH	SOUTH	SOUTH	SOUTH

LANDSCAPING EXISTING	1,100 S.F.
OPEN SPACE PROVIDED	2,100 S.F.
FRONT G.S. PROVIDED	4,100 S.F.
PARKING LOT LANDSCAPE REQ.	1,100 S.F.
PARKING LOT LANDSCAPE PROV'D	4,100 S.F.

BACKGROUND: EXISTING MULTITENANT 2-STORY BUILDING BUILT 1981 HAS EXPOSED RESTROOMS, STAIRS AND ELEVATOR AND FACED PLASTER. PROPOSAL: NEW OWNER WILL REPAIR EXISTING BUILDING. RENOVATIONS INCLUDE:

- 1) NEW 1ST FLOOR LOBBY (340 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY & RESTROOMS. NEW 10'-0" HIGH STONEFRONT WITH DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE WITH A LARGE STAIRS HALLWAY AND RESTROOMS. NEW 8'-0" HIGH STONEFRONT WITH DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW RECEPTION AREA WHICH IS LOCATED BY AN EXISTING SCOTT.
- 2) ALL EXISTING CLOTH AWNINGS WILL BE REPLACED AND THE ENTIRE BUILDING REPAINTED A DARKER, RICHER BROWN.
- 3) EXISTING STAIR ENCLOSURE AND OTHER SITE WALLS WILL BE PAINTED TO MATCH BUILDING. NEW STAIRS SHALL BE INSTALLED PER CONCRETE AT EXISTING STAIR ENCLOSURE.

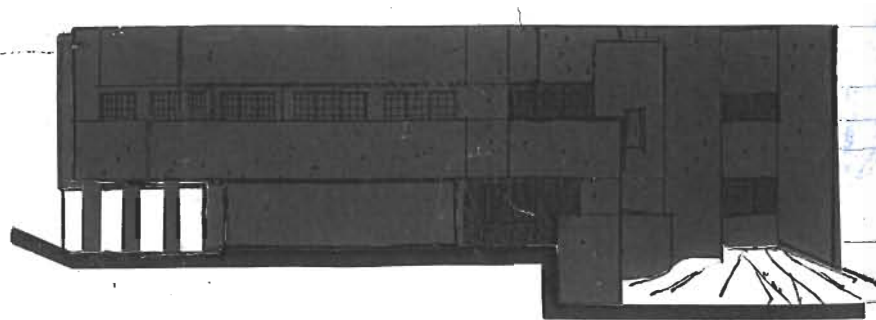
CSB SYSTEMS
MINOR RENOVATIONS

DAVID ORTEGA
ARCHITECT INC.

THE FIFTH AVENUE
SCOTTSDALE, AZ 85254

(480) 998-6254
DAVID@DAVIDORTG.COM

DRAWING NO.
PROJECT NO.
2005-2



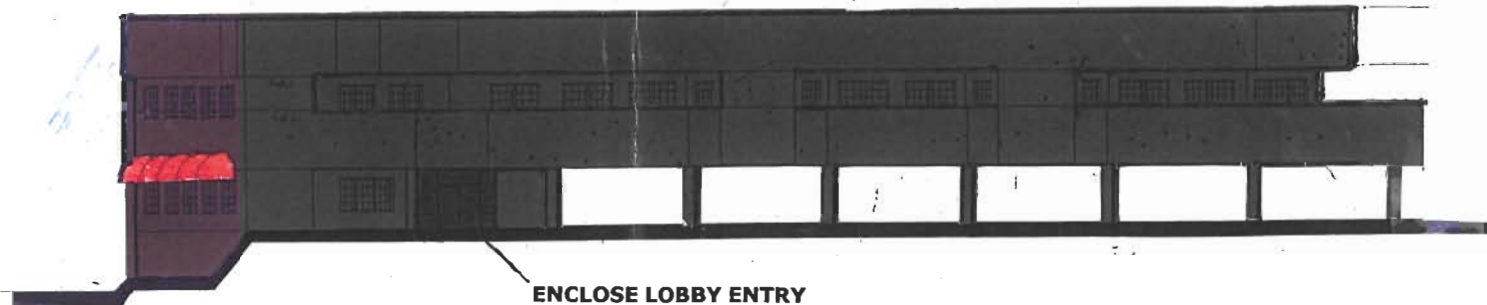
SCOPE OF THE WORK: NEW OWNER PROPOSES TO SECURE LOBBY ENTRANCE AT THE GROUND FLOOR WHICH ENCLOSES THE WALKWAY TO RESTROOMS, STAIRS AND ELEVATOR.

NORTH



BUILDING IMPROVEMENTS INCLUDE NEW PAINT, REPLACEMENT OF TORN/ WEATHER BEATEN AWNINGS.

SOUTH



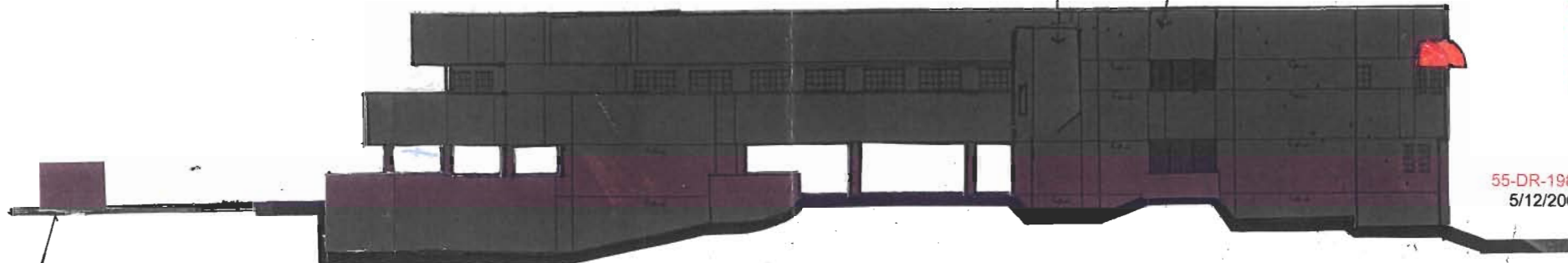
ENCLOSE LOBBY ENTRY

CSB SYSTEMS
MINOR RENOVATIONS

EAST

NEW ROOF STRUCTURE
@ EXISTING STAIRS.

PARAPET/STUCCO/PAINT
TO MATCH EXISTING



EXISTING TRASH ENCLOSURE WILL BE PAINTED TO MATCH THE BUILDING AND NEW GATES SHALL BE INSTALLED AS PER CITY.

AREA AT THE 2ND FLOOR SECURES A RECEPTION AREA AND ENCLOSES RESTROOMS WALKWAY, ELEVATOR AND STAIRS.

WEST

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